



## House Three-bedroom (4+kk)

181 m<sup>2</sup>, Prague 5, Jinonice

Sold





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|                  |                            |
|------------------|----------------------------|
| Total area       | 181 m <sup>2</sup>         |
| Plot             | 120 m <sup>2</sup>         |
| Foot print       | 80 m <sup>2</sup>          |
| Garden           | 40 m <sup>2</sup>          |
| Floor area       | 169 m <sup>2</sup>         |
| Terrace          | 12 m <sup>2</sup>          |
| Parking          | Garage on the ground floor |
| Garage           | Yes                        |
| Cellar           | -                          |
| PENB             | B                          |
| Reference number | 40903                      |

This newly built terraced house with a small garden and a garage is sensitively set in the older, quiet residential part of Jinonice, a place with a strong **genius loci** that is just a few minutes' walk from the Jinonice metro station and a short walk from the Prokopské and Dalejské údolí nature park.

The dominant feature of the ground floor is the living room with a preparation for an open plan kitchen connected to the **garden terrace**. There is also a hall, a toilet, and a closet under the stairs leading to the first floor, where there are 2 bedrooms, a bathroom, a separate toilet and a utility room with a connection for a washing machine and dryer. The attic consists of a parents' suite with a bedroom, dressing room, study, and bathroom.

Built in a timeless style, the brick house made extensive use of **wood**, whether on the ventilated façade, windows with insulated **triple-glazed panes**, lacquered entrance doors with security fittings, or glued three-layer floors. The fully equipped bathrooms and other facilities have ceramic tiles. Throughout the house is **underfloor heating** connected to a gas condensing boiler. The surface of the terrace is made of smooth planks; the entrance is decorated with brick cladding. You can park in the **garage**.

In a very pleasant location with an impressive mix of preserved historical buildings in a modern arrangement. The neighboring building is also undergoing a complete reconstruction. Ideal for family living, it is located in an area with a long history of settlement, resulting in a strong **genius loci**. The St. Lawrence Church and **wooden bell tower** are the oldest preserved historical structures, dating back to the 11th century. The **Prokop Valley** is a short walk away, as is the Jinonice metro station or the new Waltrovka district with a wide range of services. Not far from the house is a **Waldorf school**, and a state kindergarten and elementary school are within short walking distance. Within easy reach are supermarkets and other shops, restaurants, and sports facilities.

Interior of the house is 148.6 m<sup>2</sup>, terrace 12 m<sup>2</sup>, garage 20,5 m<sup>2</sup>, built-up area 80 m<sup>2</sup>, land 119.8 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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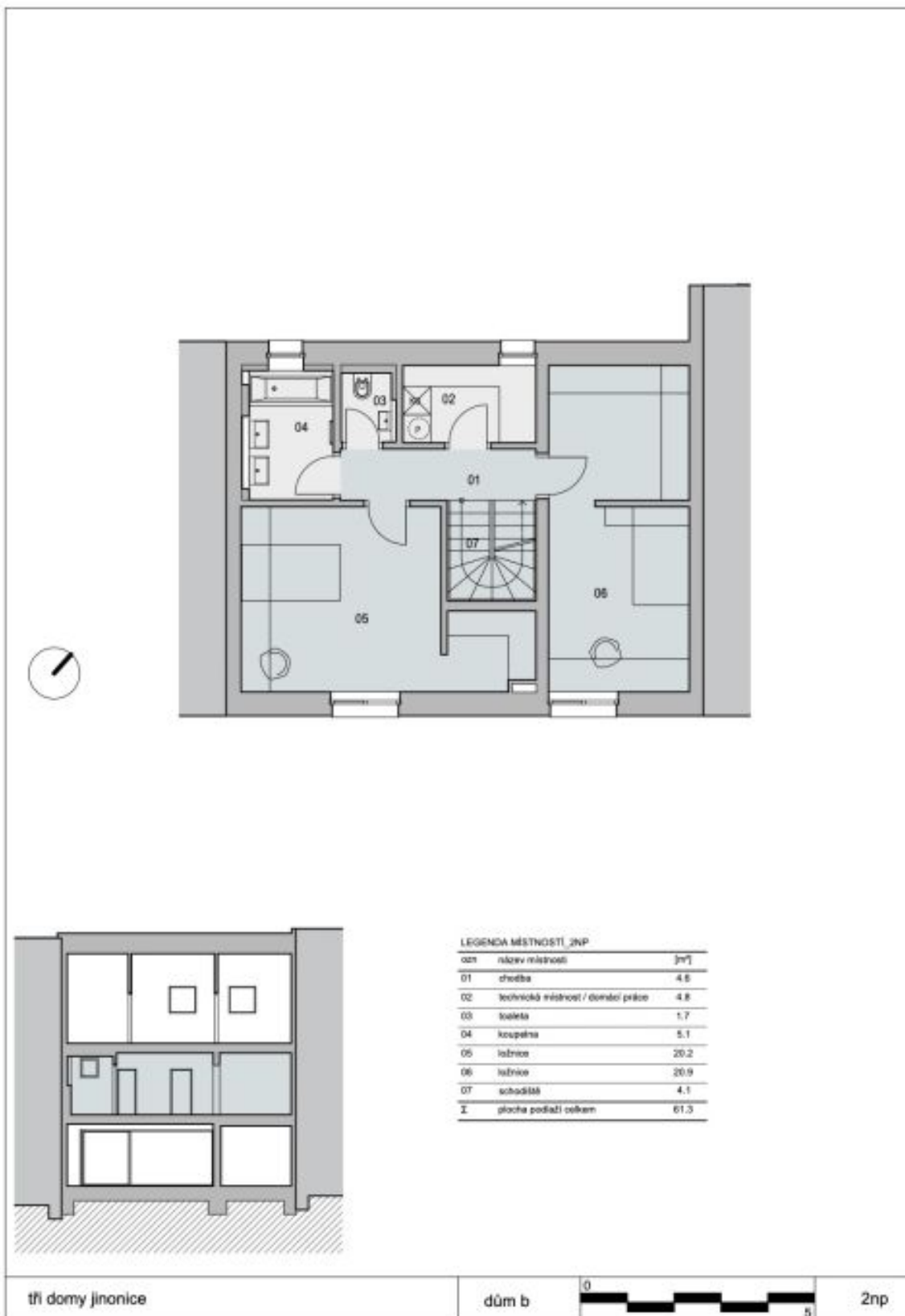




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